



**BOSTON REDEVELOPMENT AUTHORITY**  
(A Component Unit of the City of Boston)

Basic Financial Statements and Required  
Supplementary Information

June 30, 2012

(With Independent Auditors' Report Thereon)

**BOSTON REDEVELOPMENT AUTHORITY**  
(A Component Unit of the City of Boston)

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## Independent Auditors' Report

The Board of Directors  
Boston Redevelopment Authority:

We have audited the accompanying statement of net assets of Boston Redevelopment Authority (the Authority), a component unit of the City of Boston, as of June 30, 2012, and the related statements of revenues, expenses, and changes in net assets, and cash flows for the year then ended. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of June 30, 2012, and the changes in its financial position and its cash flows for the year then ended, in conformity with U.S. generally accepted accounting principles.

In accordance with *Government Auditing Standards*, we have also issued our report dated October 31, 2012 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

U.S. generally accepted accounting principles require that the schedule of funding progress on page 16 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.



We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. Management has omitted management's discussion and analysis that U.S. generally accepted accounting principles require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

KPMG LLP

October 31, 2012

**BOSTON REDEVELOPMENT AUTHORITY**  
(A Component Unit of the City of Boston)

Statement of Net Assets

June 30, 2012

Assets:

Current assets:

Cash and cash equivalents (note 3)	\$ 41,566,371
Accounts receivable:	
Rent, net of \$342,072 allowance	73,542
Intergovernmental	953,462
Other accounts receivable	163,733
Prepaid assets	123,665
Notes receivable, net, current portion (note 4)	1,170,577
Disposition receivables – development sites, current portion (note 12)	2,163,308
Total current assets	46,214,658

Noncurrent assets:

Notes receivable, net (note 4)	120,115,517
Notes receivable – Rowes Wharf, net (note 5)	758,340
Disposition receivables – development sites (note 12)	24,183,660
Capital assets (note 7):	
Nondepreciable	14,980,739
Depreciable	6,526,544
Less accumulated depreciation	(3,397,525)
Total capital assets, net	18,109,758
Total noncurrent assets	163,167,275
Total assets	209,381,933

Liabilities:

Current liabilities:

Accounts payable and accrued expenses	1,089,851
Vacation and sick leave, current portion (note 9)	272,161
Deferred revenue, current portion (note 12)	2,222,964
Total current liabilities	3,584,976

Noncurrent liabilities (note 9):

Notes payable (note 6)	1,475,000
Deposits	7,082,544
Vacation and sick leave	1,128,220
Other postemployment benefits (note 13)	5,106,948
Due to designated projects (note 4)	77,539,907
Due to City of Boston (note 4)	77,073,106
Deferred revenue (note 12)	31,520,249
Other	1,526,270
Total noncurrent liabilities	202,452,244
Total liabilities	206,037,220

Net assets:

Invested in capital assets, net of related debt	6,139,241
Unrestricted	(2,794,528)
Commitments and contingencies (note 10)	
Total net assets	\$ 3,344,713

See accompanying notes to basic financial statements.

**BOSTON REDEVELOPMENT AUTHORITY**  
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Statement of Revenues, Expenses, and Changes in Net Assets  
Year ended June 30, 2012

Operating revenues:	
Intergovernmental	\$ 4,428,187
Gain on sale of property	4,233,458
Rent and other property payments (note 8)	8,835,524
Notes receivable – interest income (note 5)	1,110,013
Gross profit recognized on installment sale (note 5)	556,964
Other	1,141,216
Total operating revenues	20,305,362
Operating expenses:	
Personnel	7,634,468
Fringe benefits	3,846,063
Other postemployment benefits	971,463
Supplies and services	1,927,303
Contractual services	5,143,385
Depreciation	555,747
Other	280,331
Total operating expenses	20,358,760
Operating loss	(53,398)
Nonoperating revenues:	
Interest income	82,165
Total nonoperating revenues	82,165
Increase in net assets	28,767
Net assets, beginning of year	3,315,946
Net assets, end of year	\$ 3,344,713

See accompanying notes to basic financial statements.

**BOSTON REDEVELOPMENT AUTHORITY**  
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Statement of Cash Flows

Year ended June 30, 2012

Cash flows from operating activities:	
Cash received from customers and other governments	\$ 20,648,457
Cash paid to employees	(11,518,495)
Cash paid to suppliers and consultants	<u>(8,114,952)</u>
Net cash provided by operating activities	<u>1,015,010</u>
Cash flows from noncapital financing activities:	
Payments to development projects	(456,622)
Program grant receipts and advances	1,772,269
Payments from the City of Boston	<u>211,334</u>
Net cash provided by noncapital financing activities	<u>1,526,981</u>
Cash flows from capital and related financing activities:	
Purchase of capital assets	(544,962)
Sale of capital assets	<u>270,959</u>
Net cash used in capital and related financing activities	<u>(274,003)</u>
Cash flows from investing activities:	
Loans issued	(3,213,100)
Collections of loan principal	1,236,547
Interest earnings on escrow deposits	<u>82,165</u>
Net cash used in investing activities	<u>(1,894,388)</u>
Net increase in cash and cash equivalents	373,599
Cash and cash equivalents, beginning of year	<u>41,192,772</u>
Cash and cash equivalents, end of year	<u>\$ 41,566,371</u>
Reconciliation of operating loss to net cash provided by operating activities:	
Operating loss	\$ (53,398)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation and amortization	582,492
Changes in operating assets and liabilities:	
Other postemployment liability	971,463
Allowance for bad debts	182,000
Accounts receivable	(22,270)
Disposition receivables – development sites	2,334,111
Notes receivable – Rowes Wharf, net	27,667
Prepaid assets	39,345
Accounts payable and accrued expenses	(803,279)
Vacation and sick leave liability	(37,964)
Deferred revenue	<u>(2,205,157)</u>
Net cash provided by operating activities	<u>\$ 1,015,010</u>

See accompanying notes to basic financial statements.

**BOSTON REDEVELOPMENT AUTHORITY**  
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Notes to Basic Financial Statements

June 30, 2012

**(1) The Authority**

The Boston Redevelopment Authority (the Authority) was established in 1957 pursuant to Chapter 121B, as amended, of the General Laws of Massachusetts, to administer community development projects and to function as the planning agency of the City of Boston (the City). The Authority is governed by a five-member board of directors, four of which are appointed by the Mayor of Boston, with City Council approval, and one who is appointed by the Governor of Massachusetts, all for terms of five years. The Authority is a component unit of the City.

**(2) Summary of Significant Accounting Policies**

**(a) Basis of Presentation**

The Authority's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting as specified by the Governmental Accounting Standards Board's (GASB) requirements for a special-purpose government agency engaged solely in business type activities. Operating revenues and expenses result from the administering of community development projects within the City in the areas of planning, economic development and workforce development. All other revenues and expenses are reported as nonoperating revenues and expenses.

Under GASB Statement No. 20, *Accounting and Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Authority only applies all Financial Accounting Standards Board statements and interpretations issued on or before November 30, 1989, except those that conflict with or contradict GASB pronouncements.

**(b) Use of Estimates**

The preparation of the basic financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**(c) Revenue Recognition**

The Authority earns revenue from a variety of different sources including, but not limited to, land sales, equity participation agreements, and long-term operating leases.

Sales revenue is generally recorded upon transfer of title or, in the case of installment sales, when certain milestones are met. Equity participation revenue is recognized when a sale takes place on a property where the Authority retains a legal right to a percentage of all future resale.

The Authority has long-term leases with certain tenants in the Historic Monument Area of the Charlestown Navy Yard; these leases are for approximately 80 years. The Authority also has a number of leases on other properties throughout the City that generate lease revenue.

The Authority also receives a significant amount of intergovernmental revenue, which is used solely for capital projects that are under the oversight of the Authority.



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June 30, 2012

**(d) Cash and Cash Equivalents**

For purposes of the statement of cash flows, the Authority considers all highly liquid investments purchased with original maturities of three months or less to be cash equivalents.

**(e) Capital Assets**

Capital assets are carried at cost or at estimated historical cost if actual cost is not available. Cost includes not only purchase price or construction cost, but also ancillary charges necessary to place the asset in its intended location and condition for use.

**(f) Depreciation**

The Authority provides for depreciation using the straight-line method. Depreciation is intended to distribute the cost of depreciable assets over the following estimated average useful lives:

	<u>Years</u>
Buildings	30
Land improvements	30
Furniture and fixtures	10
Vehicles	5
Computers	3

**(g) Compensated Absences**

Employees may accumulate unused vacation and sick leave as earned. Upon retirement, termination, or death, employees are compensated for accumulated unused vacation up to a maximum of three times their annual accrual. Sick leave accumulates at the rate of 1¼ days for each calendar month of service with no maximum limit. Upon termination, employees with 20 or more years of service may receive in cash 32% of their accrued but unused sick leave.

**(h) Deposits**

Deposits are funds given to the Authority by developers for the development of specific projects within the City and are recorded as a liability until certain milestones are met.

**(i) Due to Designated Projects**

Due to designated projects represents funds that will be made available for housing projects within the City.

**(j) Due to City of Boston**

Amounts due to the City consist of loans funded by the City and federal grants passed through the City for urban development and housing development projects. The Authority loans these funds to various not-for-profit community developers with any repayments remitted to the City's neighborhood development fund.

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Notes to Basic Financial Statements

June 30, 2012

**(3) Cash and Cash Equivalents**

The Authority follows GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, which requires that entities disclose essential risk information about deposits and investments.

**(a) Investment Policy**

State and local statutes place certain limitations on the nature of deposits and investments available to the Authority. Deposits (including demand deposits, term deposits, and certificates of deposit) in any one financial institution may not exceed certain levels without collateralization by the financial institutions involved. Investments may also be made in securities issued by or unconditionally guaranteed by the U.S. government or its agencies that have a maturity of less than one year from the date of purchase and in repurchase agreements guaranteed by such securities with maturity dates of no more than 90 days from the date of purchase.

**(b) Interest Rate Risk**

As of June 30, 2012, the Authority's only cash equivalent investment was a fixed income money market fund. The fair value of the money market fund was \$17,779,985 and its weighted average maturity was less than one year.

**(c) Credit Risk**

As of June 30, 2012, the Authority's money market fund was not rated.

**(d) Restrictions**

A significant portion of cash totaling \$40,226,769 is restricted to Boston's Affordable Housing Program, Development Mitigation and other City of Boston obligations.

**(4) Notes Receivable**

Notes receivable as of June 30, 2012 consist of the following amounts:

	<u>Amount</u>
Notes receivable:	
Real estate	\$ 9,528,989
Development and housing	45,365,087
Passed through the City	<u>66,392,018</u>
	121,286,094
Less allowance for uncollectibles	<u>—</u>
Notes receivable, net	<u>\$ 121,286,094</u>

Notes receivable – real estate consists of loans made by the Authority for redevelopment projects.

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June 30, 2012

Notes receivable – development and housing consists of loans provided by the Authority. Amounts collected are made available for new loans.

Notes receivable – passed through the City consists of loans funded by the City and federal government under loan programs such as urban development and housing development action grants. The Authority loaned these pass-through funds to various not-for-profit community developers to accomplish their development and housing initiatives. The Authority administers these loans, with any repayment remitted to the City’s neighborhood development fund.

Any collections on those notes are paid to the City or designated projects and are recorded as due to the City or due to designated projects on the Authority’s financial statements. Interest earned and collected on these notes is recorded as revenue in the Authority’s financial statements.

A significant portion of Notes Receivable totaling \$112,766,694 is restricted to Boston’s Affordable Housing Program and other City of Boston obligations.

**(5) Rows Wharf**

In July 2007, the Authority entered into an agreement with a developer that previously had a long-term ground lease and contingent interest agreement in a property located at Rows Wharf in Boston, Massachusetts (the Property) with the Authority. Under the agreement, the developer exercised a land purchase option available under its ground lease and negotiated the settlement of the Authority’s remaining interest in the Property.

The sale was consummated by the issuance of notes by the Authority to the developer in the amounts of \$14,000,000 and \$4,500,000. Both notes have terms of 20 years with interest rates of 6.8%. Aggregate amounts due to be received under the notes as of June 30, 2012 totals \$16,009,847.

During the year ended June 30, 2012, principal payments of \$556,964 and interest payments of \$1,110,013 were received from the developer. The Authority will record and recognize the profit from the sale on the installment method, as follows:

	<b>Amount</b>
Gross sales proceeds	\$ 18,500,000
Cost of land	(876,134)
Gross profit on installment sale	17,623,866
Gross profit recognized through June 30, 2012	(2,372,728)
Gross profit not yet recognized	\$ 15,251,138

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**(6) China Trade Center**

In 1993, the Authority purchased the China Trade Center (CTC) from an unrelated party for approximately \$2,225,000, including past-due property taxes due to the City of approximately \$750,000. Funding for the purchase was provided by the City. In connection with the transaction, the City received from the Authority a noninterest-bearing mortgage note of \$1,475,000 due upon the sale or refinancing of the property. The Authority rents the space to various unrelated parties. The CTC is included in the Authority's capital asset balance at June 30, 2012.

**(7) Capital Assets**

The following is a summary of activities by major categories of capital assets for the year ended June 30, 2012:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Capital assets not being depreciated:				
Land	\$ 14,918,764	—	(26,745)	14,892,019
Construction in progress	70,959	17,761	—	88,720
Total capital assets not being depreciated	<u>14,989,723</u>	<u>17,761</u>	<u>(26,745)</u>	<u>14,980,739</u>
Other capital assets:				
Land improvements	471,384	—	—	471,384
Building	4,046,536	178,148	(270,959)	3,953,725
Furniture and fixtures	1,511,285	214,517	—	1,725,802
Computers	162,873	134,536	—	297,409
Vehicles	78,224	—	—	78,224
Total other capital assets at historical cost	<u>6,270,302</u>	<u>527,201</u>	<u>(270,959)</u>	<u>6,526,544</u>
Less accumulated depreciation for:				
Land improvements	54,995	15,712	—	70,707
Building	1,397,225	436,524	—	1,833,749

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	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Furniture and fixtures	\$ 1,161,593	99,185	—	1,260,778
Computers	152,255	2,650	—	154,905
Vehicles	75,710	1,676	—	77,386
Total accumulated depreciation	<u>2,841,778</u>	<u>555,747</u>	<u>—</u>	<u>3,397,525</u>
Other capital assets, net	<u>3,428,524</u>	<u>(28,546)</u>	<u>(270,959)</u>	<u>3,129,019</u>
Capital assets, net	\$ <u>18,418,247</u>	<u>(10,785)</u>	<u>(297,704)</u>	<u>18,109,758</u>

**(8) Operating Leases and Other Property Payments**

The Authority is a lessor of property under operating leases expiring in various years through 2088.

Minimum future rentals to be received on all noncancelable operating leases as of June 30, 2012 for each of the next five years and thereafter are as follows:

	<u>Amount</u>
Year ending June 30:	
2013	\$ 1,870,349
2014	1,653,682
2015	1,653,682
2016	1,653,682
2017	1,653,682
Thereafter	<u>70,376,371</u>
	\$ <u>78,861,448</u>

The Authority is also a lessor of property under operating leases with terms of less than one year. Total rental income under short-term operating leases was \$1,551,567 for the year ended June 30, 2012.

The Authority receives a percentage of revenues from the sale and resale of real estate. The Authority received payments amounting to \$1,240,649 for the year ended June 30, 2012.

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Notes to Basic Financial Statements

June 30, 2012

**(9) Long-Term Liabilities**

The following is a summary of long-term liabilities by major category:

	<u>Beginning balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending balance</u>
Notes payable	\$ 1,475,000	—	—	1,475,000
Deposits	7,260,238	3,272,222	3,449,916	7,082,544
Vacation and sick leave	1,438,345	—	37,964	1,400,381
Other postemployment benefits	4,135,485	1,885,034	913,571	5,106,948
Due to designated projects	60,992,066	19,146,606	2,598,765	77,539,907
Due to the City of Boston	66,556,772	14,722,588	4,206,254	77,073,106
Deferred revenue	35,948,370	—	2,205,157	33,743,213
Other	1,017,610	1,091,112	582,452	1,526,270
	<u>\$ 178,823,886</u>	<u>40,117,562</u>	<u>13,994,079</u>	<u>204,947,369</u>

**(10) Risk Management**

The Authority is exposed to various risks of loss related to general liability, property and casualty, workers' compensation, and employee health and life insurance claims.

Buildings are fully insured against fire, theft, and natural disaster to the extent that losses exceed appropriate deductible amounts per incident. The Authority provides for workers' compensation and health claims through premium-based plans. Settled claims resulting from the notes discussed above did not exceed the amount of insurance coverage in force during the year ended June 30, 2012.

The Authority is involved in lawsuits concerning routine contract matters and public liability tort actions, the majority of which are covered by contractors', homeowners', landlords', and tenants' liability insurance policies. In addition, the Authority is involved in other litigation including land damage cases resulting from the acquisition of properties as a result of exercising its powers of eminent domain. Management believes that there is no significant liability associated with these claims.

**(11) Pension Plan**

**(a) Plan Description**

All full-time Authority employees are required to participate in the State-Boston Retirement System (the System), a cost-sharing, multiple-employer defined benefit pension plan. The System provides for retirement allowance benefits up to a maximum of 80% of an employee's highest 3-year average annual rate of regular compensation. Benefit payments are based upon an employee's age, length of creditable service, level of compensation, and group classification. Employees become vested after 10 years of creditable service. A retirement allowance may be received upon the completion of 20 years of service or upon reaching the age of 55 with 10 years of service. The System issues a publicly available financial report that can be obtained from the Boston Retirement Board, Room 816, City Hall, Boston, Massachusetts 02201.

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**(b) Funding Policy**

Plan members are required to contribute to the System at rates ranging from 5% to 9% of annual covered compensation. Members hired after December 31, 1978 must contribute an additional 2% of regular compensation in excess of \$30,000. The Authority is required to pay into the System its share of the remaining systemwide actuarially determined contribution plus administration costs that are apportioned among the employers based on active covered payroll. The Commonwealth of Massachusetts reimburses the System for a portion of benefit payments for cost-of-living increases granted prior to July 1, 1998. The contributions of plan members and the Authority are governed by Chapter 32 of the Massachusetts General Laws. The Authority's contributions to the System for the years ended June 30, 2012, 2011, and 2010 were \$1,974,852, \$1,678,188, and \$1,739,459, respectively, which equaled its required contribution for those years.

**(12) Disposition Receivables – Development Sites**

Amounts due to the Authority related to certain land disposition transactions that are recorded as deferred revenues until such time as the transactions progress to the point that the Authority has earned the revenue based upon due dates specified in the agreements or upon the achievement of certain milestones. At June 30, 2012, the Authority recorded \$26,346,968 of disposition receivables, of which \$166,000 will become due upon the achievement of certain milestones.

For the year ended June 30, 2012, the Authority recorded revenue of \$2,174,962, which was previously recorded as deferred revenue.

**(13) Other Postemployment Benefits**

**(a) Plan Description**

In addition to providing the pension benefits described above, the Authority provides postemployment healthcare and life insurance benefits (OPEB) for retired employees through the Group Insurance Commission (GIC). The GIC is a quasi-independent state agency that administers an agent multi-employer defined benefit OPEB plan. The benefits, benefit levels, employee contributions, and employer contributions are governed by the Authority and can be amended by the Authority. As of January 1, 2011, the actuarial valuation date, approximately 120 retirees and 102 active employees meet the eligibility requirements. The plan does not issue a separate financial report.

**(b) Benefits Provided**

The Authority provides medical, prescription drug, mental health/substance abuse, and life insurance to retirees and their covered dependents. All active employees who retire from the Authority and meet the eligibility criteria will receive these benefits.

**(c) Funding Policy**

Retirees who retired on or before July 1, 1994 contribute 10% of the cost of the health plans, as determined by the GIC. Those who retired after July 1, 1994 contribute 15% of the cost of the health

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plan, as determined by the GIC. The Authority contributes the remainder of the health plan costs on a pay-as-you-go basis.

**(d) Annual OPEB Costs and Net OPEB Obligation**

The Authority's fiscal year 2012 annual OPEB expense is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize the unfunded actuarial liability over a period of 30 years. The following table shows the components of the Authority's annual OPEB cost for the year ended June 30, 2012, the amount actually contributed to the plan, and the change in the Authority's net OPEB obligation based on an actuarial valuation as of January 1, 2011:

	<u>Amount</u>
ARC	\$ 1,698,937
Adjustments to ARC:	
Interest on net OPEB obligation	186,097
Amortization on Net OPEB obligation	<u>(144,053)</u>
Annual OPEB cost	1,740,981
Contributions made	<u>(769,518)</u>
Change in net OPEB obligation	971,463
Net OPEB obligation – beginning of year	<u>4,135,485</u>
Net OPEB obligation – end of year	\$ <u><u>5,106,948</u></u>

The Authority's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation were as follows:

<u>Fiscal year ended</u>	<u>Annual OPEB cost</u>	<u>Percentage of OPEB cost contributed</u>	<u>Net OPEB obligation</u>
2012	\$ 1,740,981	44%	\$ 5,106,948
2011	1,722,079	40	4,135,485
2010	1,605,437	35	3,109,554



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(e) ***Funded Status and Funding Progress***

The funded status of the plan as of June 30, 2012, based on an actuarial valuation as of January 1, 2011, was as follows:

Actuarial accrued liability (AAL)	\$ 20,181,442
Actuarial value of plan assets	<u>—</u>
Unfunded actuarial accrued liability (UAAL)	<u>\$ 20,181,442</u>
Funded ratio (actuarial value of plan assets/AAL)	—%
Covered payroll (active plan members)	\$ 8,039,298
UAAL as a percentage of covered payroll	251.0%

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the Authority are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the basic financial statements, presents multi year trend information that shows whether the actuarial value of plan assets is increasing or decreasing over time relative to the AALs for benefits.

(f) ***Actuarial Methods and Assumptions***

Projections of benefits for financial reporting purposes are based on the plan as understood by the Authority and the plan members and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the Authority and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the January 1, 2011 actuarial valuation, the projected unit credit cost method was used. The actuarial value of assets was not determined as the Authority has not advance funded its obligation. The actuarial assumptions included a 4.5% investment rate of return and an initial annual healthcare cost trend rate of 8.0%, which decreases to a 5.0% long-term trend rate for all healthcare benefits after 6 years. The amortization costs for the initial UAAL is a level percentage of payroll for a period of 30 years, on a closed basis. This has been calculated assuming the amortization payment increases at a rate of 4.5%.

**BOSTON REDEVELOPMENT AUTHORITY**  
(A Component Unit of the City of Boston)

Required Supplementary Information

Schedule of Funding Progress

June 30, 2012

Unaudited

**OPEB**

Valuation date	Actuarial value of assets (a)	Actuarial accrued liability (AAL) (b)	(Funded) unfunded AAL (UAAL) (b-a)	Funded ratio (a/b)	Covered payroll (c)	UAAL as a percentage of covered payroll ((b-a)/c)
January 1, 2009	\$ —	18,364	18,364	—%	\$ 10,107	181.7%
January 1, 2010	—	19,551	19,551	—	8,307	235.3
January 1, 2011	—	20,181	20,181	—	8,039	251.0

See accompanying independent auditors' report.



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**Report on Internal Control over Financial Reporting and on Compliance  
and Other Matters Based on an Audit of Financial Statements Performed in  
Accordance With *Government Auditing Standards***

The Board of Directors  
Boston Redevelopment Authority:

We have audited the financial statements of the Boston Redevelopment Authority (the Authority) as of and for the year ended June 30, 2012, and have issued our report thereon dated October 31, 2012, which included a modification indicating the Authority did not present a management's discussion and analysis that U.S. generally accepted accounting principles require to supplement, although not be part of, the basic financial statements. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

**Internal Control over Financial Reporting**

Management of the Authority is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A deficiency in internal control over financial reporting exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.



### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the Authority in a separate letter dated October 31, 2012.

This report is intended solely for the information and use of management, the Board of Directors, others within the entity, and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

KPMG LLP

October 31, 2012